

McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

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**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: DOMINOS PIZZA**  
**PROJECT NO.: 17-25**  
**PROJECT LOCATION: SECTION 77, BLOCK 2, LOT 2.1**  
**REVIEW DATE: 9 FEBRUARY 2018**  
**MEETING DATE: 15 FEBRUARY 2018**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**

1. The project was referred to the Orange County Planning Department on 23 January 2018. Status of Orange County review should be addressed. As of the date of the meeting the 30 days will not have lapsed. Planning Board can take no action until County comments are received or 30 day time period has expired.
2. Placement of the dumpster was discussed at previous meetings. The new dumpster location should be identified on the plans.

Respectfully submitted,

***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal



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TECHNICAL REVIEW COMMENTS**

**PROJECT: DOMINOS PIZZA**  
**PROJECT NO.: 17-25**  
**PROJECT LOCATION: SECTION 77, BLOCK 2, LOT 2.1**  
**REVIEW DATE: 29 DECEMBER 2017**  
**MEETING DATE: 4 JANUARY 2018**  
**PROJECT REPRESENTATIVE: TALCOTT ENGINEERING**

1. The project has received required variances for lot coverage and front yard setback.
2. NYSDOT has responded that no additional review of the project is required as it is an existing structure with existing permits.
3. This office continues to be concerned with the location of the dumpster at a very visible location on the site.
4. More detailed information pertaining to landscaping proposed should be provided. Plans currently identify proposed shrubs however no species, planting detail or number to be planted are identified.
5. Detail of proposed signage should be included on the plans. Code Compliance Department's information pertaining to allowable and existing signage should be received.
6. One additional light is proposed under an existing overhang.
7. Project must be submitted to Orange County Planning for review.
8. Planning Board should discuss whether a Public Hearing for the project is to be held.

Respectfully submitted,

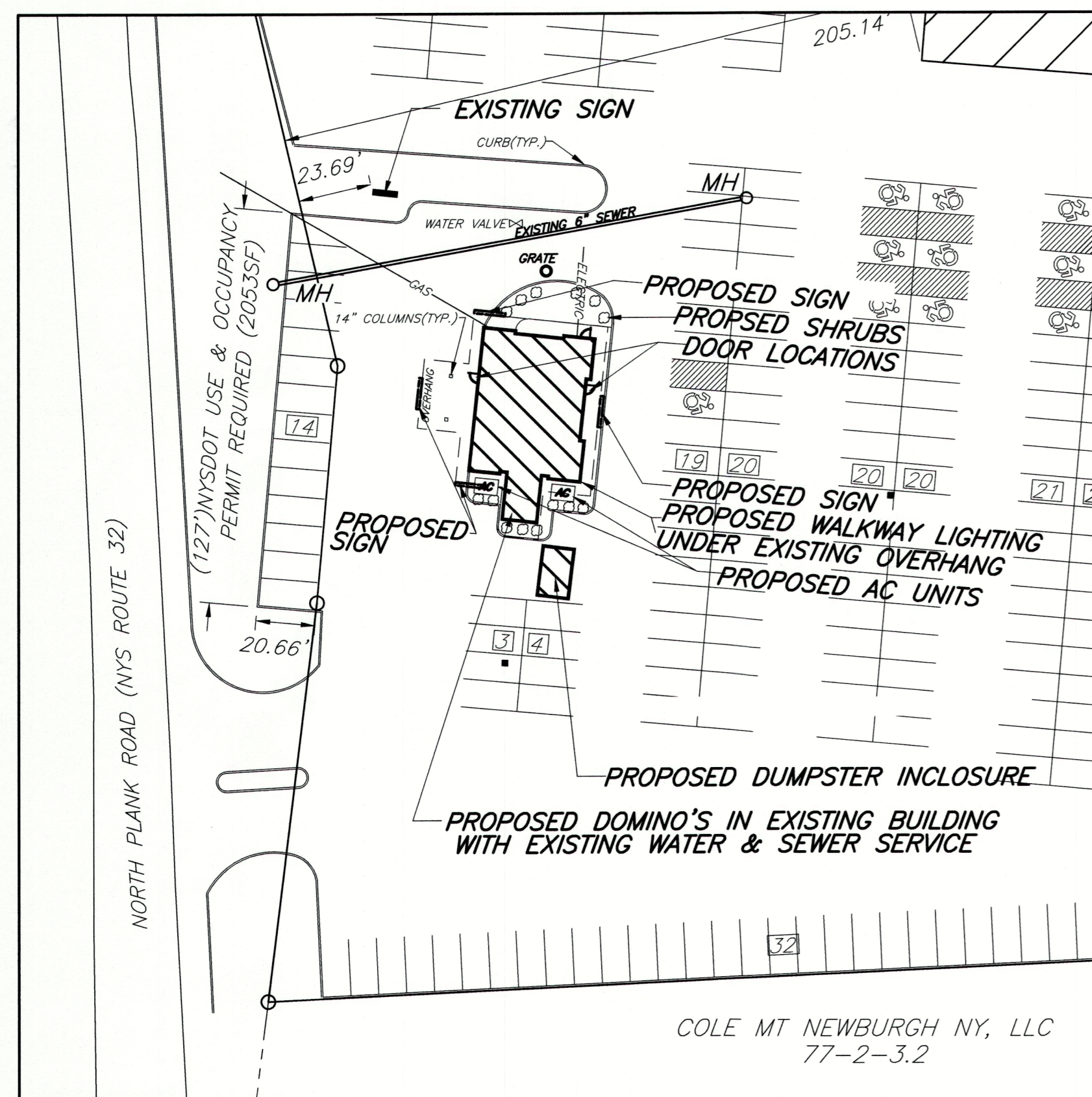
**McGoey, Hauser and Edsall  
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Patrick J. Hines  
Principal

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •







COLE MT NEWBURGH NY, LLC  
77-2-3.2

**ZONING SCHEDULE**

ZONE: B D.8 SHOPPING CENTER W/ ACCESSORY USE A.17 EATING AND DRINKING FACILITY

	REQUIRED	SHOPPING CENTER PROVIDED	DOMINO'S PROVIDED
MINIMUM LOT AREA	5ac.	5.5ac.	5.5ac.
MINIMUM LOT WIDTH (feet)	300'	468'	468'
MINIMUM LOT DEPTH (feet)	300'	390'	390'
MINIMUM YARDS (feet)			
FRONT (STATE ROAD)	60'	205'	*27.26'
FRONT	60'	*42.20' & *47.34'	26.3'
REAR	60'	-	-
SIDE			
ONE	50'	120'	131'
BOTH	100'	-	-
TOTAL SITE BUILDING COVERAGE	80%	*100%	*100%

\*VARIANCE GRANTED 11/21/17

**PROPOSED DOMINO'S**

**PARKING SCHEDULE**

RESTAURANT: 1 PER 4 SEATS 20 SEATS = 5 SPACES REQUIRED

**EXISTING SHOPPING CENTER**

**PARKING SCHEDULE**

SHOPPING CENTER OVER 25,000SF: 1/200sf. x52,898sf. = 264 SPACES REQUIRED

TOTAL SPACES REQUIRED ON SITE = 269 INCLUDING 10 HANDICAPPED SPACES

TOTAL SPACES PROVIDED ON SITE = 294 INCLUDING 14 HANDICAPPED SPACES

**APPLICANT:**

LOU ONEILL  
100 PROSPECT ST S410  
STAMFORD CT 06901

**RECORD OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

**RECORD OWNER'S SIGNATURE**

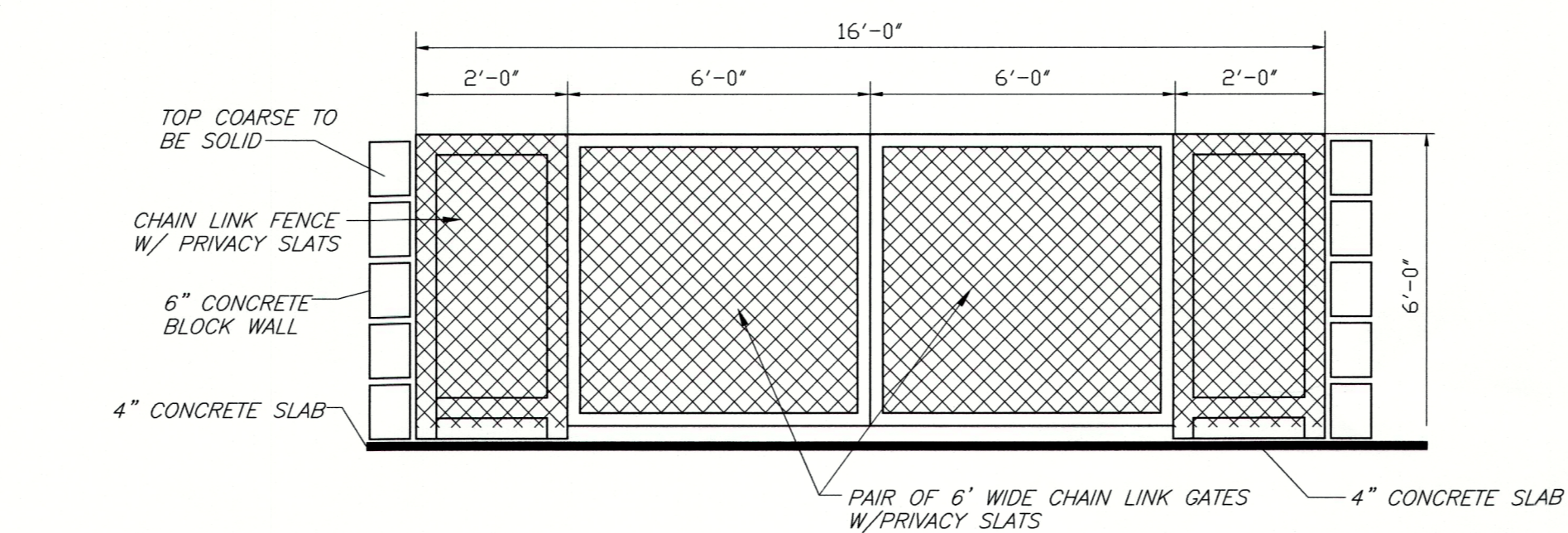
THE LIVANOS GROUP LLC, THEODORE C. LIVANOS  
PO BOX 501  
MASPETH 11378

**CALL BEFORE YOU DIG... IT'S THE LAW**

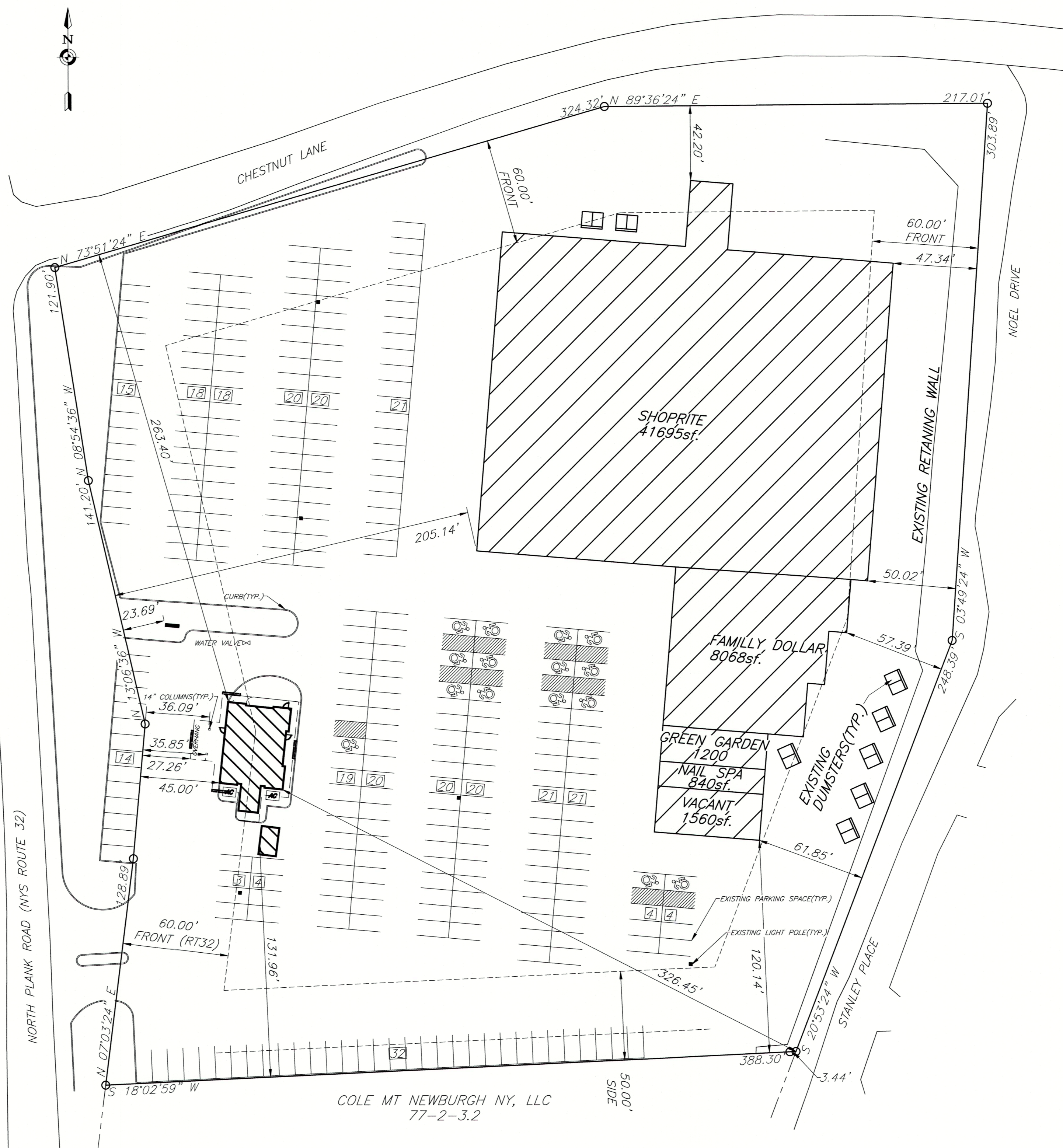
WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811

**SIGN CALCULATIONS:**

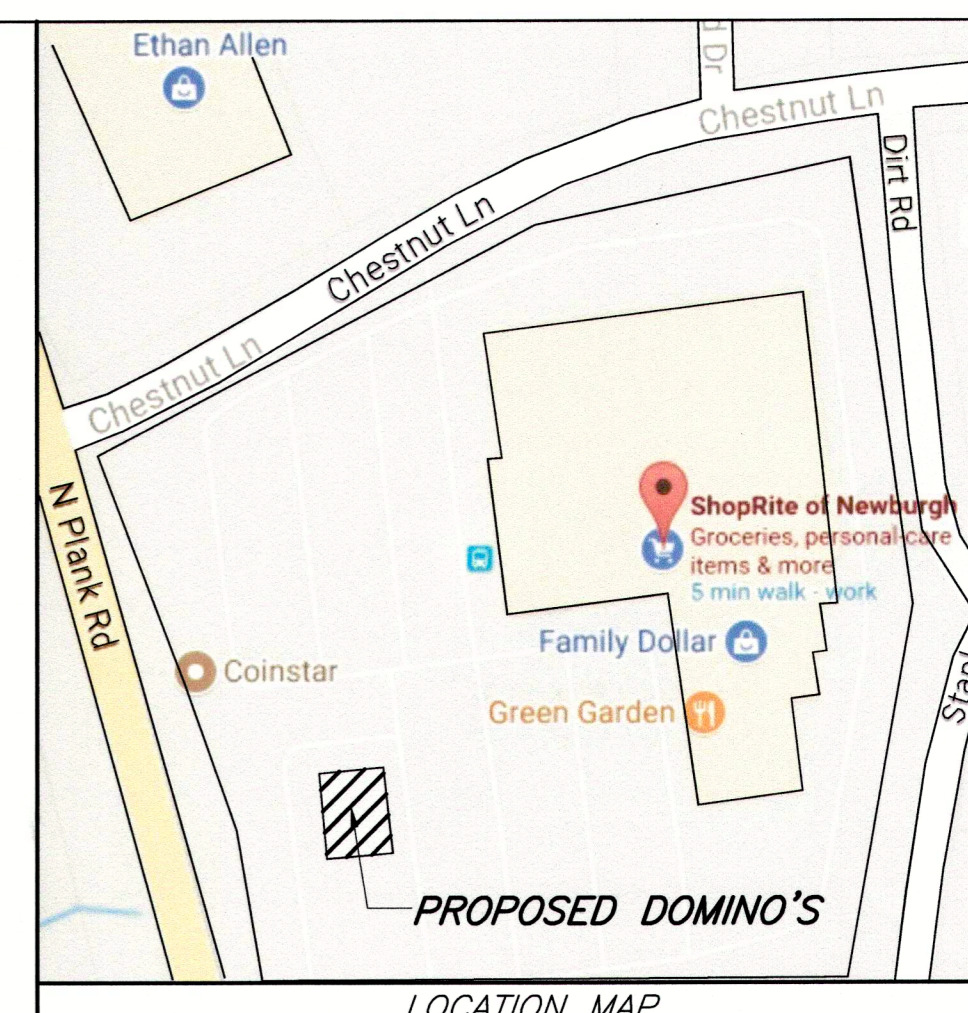
- TOTAL FRONTAGE = 1,562.09LF/2 = 781SF MAXIMUM SIGNAGE
- SHOP RITE SIGNAGE: 342SF
- FAMILY DOLLAR SIGNAGE: 68SF
- NAIL & SPA SIGNAGE: 40SF
- GREEN GARDEN SIGNAGE: 51SF
- UNUSED/EMPTY SIGNAGE: 98SF
- PROPOSED DOMINO'S SIGNAGE: 128SF
- TOTAL FRONTAGE W/ PROPOSED SIGNAGE : 727SF



DUMPSTER ENCLOSURE DETAIL  
N.T.S.



COLE MT NEWBURGH NY, LLC  
77-2-3.2



LOCATION MAP

**LEGEND**

- PROPERTY LINE EXISTING
- SETBACKS
- PROPERTY LINE ADJOINING
- CATCH BASIN PROPOSED
- LIGHT POLES EXISTING

NEWBURGH TOWN PROJECT #17-25

	<b>ENGINEER</b> <b>TALCOTT ENGINEERING DESIGN PLLC</b> 1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX) (845)-569-4583 TALCOTTDESIGN12@GMAIL.COM	
	<b>LAYOUT PLAN</b> <b>AMMENDED SITE PLAN FOR</b> <b>DOMINO'S #3311</b> <b>88 NORTH PLANK ROAD, SBL: 77-2-2.21</b> <b>TOWN OF NEWBURGH, ORANGE COUNTY, NY</b>	
DATE	SCALE	JOB NUMBER
10/03/17	1"=40'	77240-DOS
SHEET NUMBER		1 OF 1

REV.	DATE	BY	DESCRIPTION
3	12/21/17	RBM	REVISED PER PB COMMENTS
2	11/30/17	RBM	SUMMIT NYDOT USE & OCCUPANCY PERMIT
1	10/27/17	RBM	ZBA APPLICATION